



**GRASSROOTS**  
REALTY GROUP

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**19 Berwick Crescent NW**  
**Calgary, Alberta**

**MLS # A2325991**



**\$629,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                              |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bi-Level                                        |               |                   |
| <b>Size:</b>     | 1,403 sq.ft.                                    | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, See Remarks        |               |                   |

|                    |                 |
|--------------------|-----------------|
| <b>Heating:</b>    | Central         |
| <b>Floors:</b>     | Tile, Vinyl     |
| <b>Roof:</b>       | Asphalt Shingle |
| <b>Basement:</b>   | Full            |
| <b>Exterior:</b>   | See Remarks     |
| <b>Foundation:</b> | Poured Concrete |
| <b>Features:</b>   | See Remarks     |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Amazing opportunity to own a property in the peaceful neighborhood of Beddington Heights! This very spacious and large home was fully renovated back in 2022 with brand new appliances for the whole house! Comes with an attached double car garage as well! Close to restaurants, shopping centers, golf courses, nose hill park, and the T&T supermarket. They are all within 10 minute drive. Current rents total \$3,350 with leases ending in May/July of 2027 - Utilities paid by tenants. Beautiful house in an amazing location! Come schedule your viewing today!